

Article VI: Minor Modification, Gillette Stadium and Patriot Place

I. Background:

Modifications to Gillette Stadium or Patriot Place that do not result in a material intensification of use relative to the approved uses may be authorized as “minor modifications” under one of the following provisions of the Site Plan Approvals:

a. Gillette Stadium Site Plan Approval:

Condition 16 of the Stadium Site Plan Approval, dated August 11, 2000:

“Any proposed material change(s) from the approved site plans, elevations, or additional site work deemed substantive by any Town official shall be presented for review by the Planning Board. The Board shall determine if there is a need for a public hearing and shall then act accordingly on the change(s). Changes considered minor in nature by the Board shall not require a public hearing. Approved revisions shall be illustrated on plans and submitted to the Board.”

b. Patriot Place Site Plan Approval:

Condition 37 of the Patriot Place Mixed Use Project Site Plan Approval, dated January 12, 2007 which establishes the following standards and procedures relative to minor modifications within Patriot Place:

“Change(s) to the Site Plans... shall be considered Minor Modifications... if such change(s) do not:

- (i) Result in more than a 15% increase in total retail leasable area as shown on the [original] Site Plans;*
- (ii) Result in more than a 25% increase in total leasable area for other particular uses as shown in the [original] Site Plans;*
- (iii) Result in adjustments to the PBA [Permissible Building Area] that increase its overall size; and/or*
- (iv) Result in the completion of more than 1,350,000 square feet of leasable area in the Project [Patriot Place].*

Any such Minor Modification(s) shall be submitted with detailed plans and information to the Board describing such modification(s). Requests for Minor Modifications shall be considered at a regular public meeting of the Board; however, a public hearing shall not be required.

II. Minor Modification Checklist:

The checklist below provides additional procedural details in order to facilitate the submittal and review process for a minor modification for either the Stadium or Patriot Place. A completed checklist shall be included in any submittal for a minor modification.

The applicant shall:

- ☐ Hold an informal pre-filing meeting with the Town Planner to review:
 - the nature of the planned modification(s);
 - the contents of the submittal;
 - the scope of the modification(s) and any associated impacts; and
 - the identification of a potential meeting date at which a quorum of the Planning Board is expected to be present to review the submittal.
 - Pre-filing Meeting Date: ____ / ____ / ____
 - Attendees: _____
- ☐ File a Site Plan Minor Modification submittal to the Planning Department, which submittal should include:
 - Narrative of proposed modification(s) including a statement and any supporting calculations to demonstrate how the project meets the applicable eligibility criteria set forth above;
 - Site plan(s) showing proposed modifications in the context of the approved existing improvements;
 - Architectural plans (as may be applicable); and
 - Other supporting documentation and/or materials to assist in the Planning Board's review.
 - Additional materials provided: _____
- ☐ Include copies of the complete submittal package sufficient for distribution by Planning Department to Town Departments.
 - Town Departments may, but are not required to, provide written comments on the submittal to the Planning Department.
 - Comments, if any, shall be received by the Planning Department within one week of receipt of the submission.
- ☐ Tentative Planning Board Meeting Date as Proposed by Town Planner: ____ / ____ / ____
 - The Planning Board shall typically review the request with the applicant at a posted public meeting no sooner than 10 days and no later than 21 days after the date of filing of the complete submittal.
 - The timeframe for such review may be waived or extended by agreement of the applicant and the Town Planner. Unless the modifications are determined by the Planning Board to be "Major Modifications", no public hearing is required.